

MORTGAGE (ILLINOIS)
For Use With Note Form No. 1447

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THIS AGREEMENT, made February 27 192001, between
Janice Sims
41 N. Mayfield
Chicago IL 60644
(No. and Street) (City) (State)

herein referred to as "Mortgagors," and Budimir Radojeic
291 W. Deerpath
Lake Forest IL
(No. and Street) (City) (State)

herein referred to as "Mortgagee," witnesseth:
THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the installment note of even date herewith, in the principal sum of Twelve Thousand One Hundred Twenty DOLLARS (\$12,120.00), payable to the order of and delivered to the Mortgagee, in and by which note the Mortgagors promise to pay the said principal sum and interest at the rate and in installments as provided in said note, with a final payment of the balance due on the 27th day of February, 192007, and all of said principal and interest are made payable at such place as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of the Mortgagee at Budimir Radojeic

Above Space for Recorder's Use Only

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY AND WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the City of Chicago, COUNTY OF Cook IN STATE OF ILLINOIS, to wit:
The East 19.33 feet of the West 98.66 feet of Lot 134 in Prairie Avenue Addition to Austin in the Southeast quarter of Section 8, Township 39 North, Range 13, East of the Third Principal Meridian, In Cook County, Illinois

which, with the property hereinafter described, is referred to herein as the "premises,"
Permanent Real Estate Index Number(s): 116-08-420-040
Address(es) of Real Estate: 41 N. Mayfield

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the Mortgagee and the Mortgagee's successors and assigns, forever, for the purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

The name of a record owner is: Janice Zims

This mortgage consists of four pages. The covenants, conditions and provisions appearing on pages 3 and 4 are incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.

Witness the hand . . . and seal . . . of Mortgagor the day and year first above written.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Janice Zims (SEAL) _____ (SEAL)

_____ (SEAL) _____ (SEAL)

State of Illinois, County of _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____

IMPRESS SEAL HERE

personally known to me to be the same person _____ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that _____ h _____ signed, sealed and delivered the said instrument as _____ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this _____ day of _____ 19 _____

Commission expires _____ 19 _____

NOTARY PUBLIC

This instrument was prepared by Deanna Terry 6947 S. South Chicago
(Name and Address)

Mail this instrument to Deanna Terry 6947 S. South Chicago
(Name and Address)

Chicago Illinois 60637
(City) (State) (Zip Code)

OR RECORDER'S OFFICE BOX NO. _____

INSTALLMENT NOTE

Chicago, Illinois
February 27, 2001

FOR VALUE RECEIVED, the undersigned promise to pay to the order of _____
12,120.00 the principal
sum of Twelve Thousand ONE Hundred Twenty DOLLARS

* (a) and interest from _____ on the balance of principal
remaining from time to time unpaid at the rate of _____ per cent per annum, such
principal sum and interest to be payable in installments as follows:

_____ Dollars on the day of _____, 199____; and
_____ Dollars on the _____ day of _____, 199____.

* (b) payable in installments as follows: Two hundred Forty Dollars Eleven Cents
Dollars on the 27 day of February, 1992001
Dollars on the day of each month thereafter for 72 consecutive months and
a final payment of Two hundred Forty Dollars Eleven Cents
Dollars on the 27th day of February, 1992007 With interest on the balance of
principal remaining from time to time unpaid at the rate of 12% per cent per annum,
payable on the due dates for installments of principal as aforesaid.*

All payments on account of the indebtedness evidenced by this note shall be first
applied to interest on the unpaid principal balance and the remainder to principal.

Each of said installments of principal shall bear interest after maturity at the
highest rate now permitted by Illinois law, and the said payments of both principal and
interest are to be made at such place as the legal holders of this note may, from time to
time, in writing appoint, and in the absence of such appointment, then at the office of

Budimir Rodjic

The payment of this note is secured by mortgage, bearing even date herewith, to
Janice Zims Mortgagee, on real estate in the
County of COOK Illinois; and it is agreed that at the election of the holder or
holders hereof and without notice, the principal sum remaining unpaid hereon, together
with accrued interest thereon, shall become immediately due and payable at the place of
payment aforesaid in case of any default shall occur and continue for three days in the
performance of any other agreement contained in said mortgage, or in case the right so to
elect shall accrue to the holder or holders hereof under any of the provisions contained in
said mortgage.

All parties hereto severally waive presentment for payment, notice of dishonor,
protest and notice of protest.

Janice Zims
JANICE ZIMS

Fill out either (a) or (b) and strike out the other of (a) or (b)

UNOFFICIAL COPY

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